

# \$450,000 - 658 Skyview Ranch Grove Ne, Calgary

MLS® #A2199669

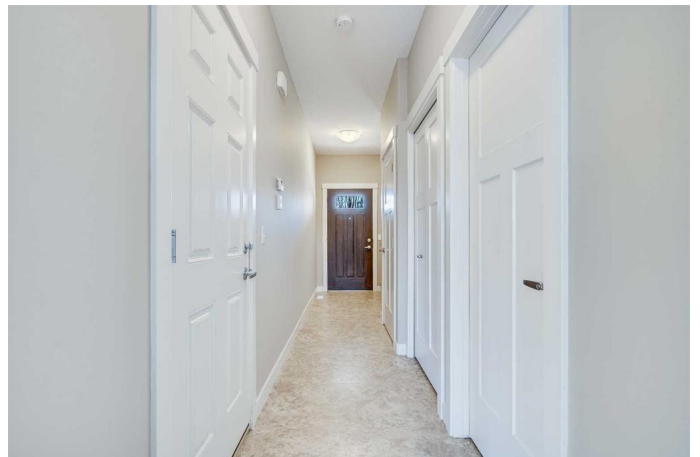
**\$450,000**

3 Bedroom, 3.00 Bathroom, 1,240 sqft

Residential on 0.04 Acres

Skyview Ranch, Calgary, Alberta

Arrive in Skyview Ranch and discover the possibilities of how low maintenance living could benefit you. This charming 2-storey is an end unit townhome, perfectly positioned near the entrance of the complex. Notice the park and communal sitting area are adjacent to Unit 658. Once inside you'll immediately notice the balance between rustic and traditional designs throughout this 1240 sq. ft. floor plan. Straight through the entry hallway you have direct access to the attached garage, along with a 2-piece powder room. The rich espresso brown kitchen cabinets pair well with the neutral tones, the central island offers added counter height seating, stainless steel appliances add a modern touch, and the window view from the sink looks out to the semi-private yard. The living room and dining space are intertwined providing various options for utilizing the layout. A rear patio can be accessed through the sliding doors on this level which create serenity, and an added bonus here is there's no neighbors directly behind. Head upstairs and notice the cozy ambiance extends with fresh paint throughout. The floorplan is ideal for young families offering a total of 3 bedrooms above, and 2 full 4-piece bathrooms. Other notable features here are the stacked washer/dryer tucked away in the closet, plus the added linen closet around the corner. We have tall vaulted ceilings gracing the primary bedroom, which an interior unit simply could not compete with. The 420 sq. ft. unfinished basement awaits



your personal touch, offering endless possibilities for customization. Skyview Ranch Grove is set in a rapidly developing neighborhood where amenities are multiplying. Enjoy the convenience of restaurants, grocery stores, and schools just blocks away. Outdoor enthusiasts will appreciate the nearby walking and bike paths, perfect for recreation. With condo fees covering common area maintenance, lawn care, snow removal and more, you won't have to worry about maintaining much past the front door. Take a peek at the virtual iGuide, and book your showing today - Convenience and comfort are all at your doorstep here!

Built in 2015

### Essential Information

|                |               |
|----------------|---------------|
| MLS® #         | A2199669      |
| Price          | \$450,000     |
| Bedrooms       | 3             |
| Bathrooms      | 3.00          |
| Full Baths     | 2             |
| Half Baths     | 1             |
| Square Footage | 1,240         |
| Acres          | 0.04          |
| Year Built     | 2015          |
| Type           | Residential   |
| Sub-Type       | Row/Townhouse |
| Style          | 2 Storey      |
| Status         | Active        |

### Community Information

|             |                            |
|-------------|----------------------------|
| Address     | 658 Skyview Ranch Grove Ne |
| Subdivision | Skyview Ranch              |
| City        | Calgary                    |
| County      | Calgary                    |
| Province    | Alberta                    |
| Postal Code | T3N 0R8                    |

## Amenities

|                |                                                                                   |
|----------------|-----------------------------------------------------------------------------------|
| Amenities      | Gazebo, Park, Playground, Trash, Visitor Parking, Picnic Area                     |
| Parking Spaces | 2                                                                                 |
| Parking        | Concrete Driveway, Garage Door Opener, Garage Faces Front, Single Garage Attached |
| # of Garages   | 1                                                                                 |

## Interior

|                   |                                                                                                                                                      |
|-------------------|------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Built-in Features, Closet Organizers, Kitchen Island, No Animal Home, No Smoking Home, Storage, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s) |
| Appliances        | Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Washer, Window Coverings                                                                      |
| Heating           | Forced Air                                                                                                                                           |
| Cooling           | None                                                                                                                                                 |
| Has Basement      | Yes                                                                                                                                                  |
| Basement          | Full, Unfinished                                                                                                                                     |

## Exterior

|                   |                                                                                                                                |
|-------------------|--------------------------------------------------------------------------------------------------------------------------------|
| Exterior Features | Playground, Private Yard                                                                                                       |
| Lot Description   | Back Yard, Corner Lot, Low Maintenance Landscape, No Neighbours Behind, Rectangular Lot, Treed, Gazebo, Paved, Street Lighting |
| Roof              | Asphalt Shingle                                                                                                                |
| Construction      | Stone, Vinyl Siding                                                                                                            |
| Foundation        | Poured Concrete                                                                                                                |

## Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | March 6th, 2025 |
| Days on Market | 44              |
| Zoning         | M-1             |
| HOA Fees       | 75              |
| HOA Fees Freq. | ANN             |

## Listing Details

|                |             |
|----------------|-------------|
| Listing Office | Real Broker |
|----------------|-------------|

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